

Strength, Dignity, Quality of Life

# MISSOURI HOUSING

**DEVELOPMENT COMMISSION** 

# 2009 Governor's Conference on Economic Development

Community Initiatives Overview

Presented By

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### Community Initiatives Programs

Missouri Housing Trust Fund and Balance of State Continuum of Care



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# Missouri Housing Trust Fund (MHTF)



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### **General Information**

- The Trust Fund was created by the state legislature in 1994 to help meet the housing needs of very low-income families and individuals (RSMo 215.034).
- Housing Trust Fund monies are used to provide housing and housing services to persons with income at or below 50% of the area median income.
- 50% of the funds must be used for persons at or below 25% of the area median income.

### **General Information**

- The trust fund is supported by the set-aside of \$3 from the recording fees on all real estate documents filed in the state of Missouri.
- Annual funding has ranged between \$3 million and \$6 million during the past few years.
- The Notice of Funding Availability (NOFA) is typically released in June and is posted on the MHDC website at www.mhdc.com/housing\_trust\_fund/documents/F Y2010/application\_guidance.htm
- 30% of the trust fund is allocated for non-profit agencies.

# Eligibility Requirements

- Nonprofit or for-profit corporation or partnership entity formed pursuant to applicable Missouri law
- Must be an entity in good standing with the state of Missouri
- Provide housing and/or related services
- May not be awarded to individuals
- Must meet a demonstrated need
- Leverage Trust Fund dollars with other grants
- Be economically feasible

# Allocation of Funds (MHTF-110)

- MHDC has identified the following five grant types as priorities in 2010 in order to meet the needs of both the chronic and episodic homeless population:
  - 1. Homeless Prevention
  - 2. Construction/Rehabilitation of homeless shelters and facilities
  - 3. Operating Match Funds
  - 4. Home Repair
  - 5. Rental Assistance

### **Homeless Prevention**

- May be used for the following:
  - Utility payments and deposits
  - Rent payments and deposits
  - Security deposits
  - Mortgage assistance
  - Hotel/motel vouchers
  - Emergency home repairs (not to exceed \$1,000)
  - 10% administrative fee

### Construction/Rehabilitation

- May be used for the following:
  - Single-room-occupancy rental units
  - Permanent housing for the homeless
  - Shelters and transitional housing for the homeless

# **Operating Match Funds**

- May be used for the following:
  - 25% program operations match required by HUD
  - Staff salary
  - Program operations

# Home Repair

- May be used for the following:
  - Weatherization
  - Accessibility
  - Repair or replacement of major systems
  - Repairs for "life safety" issues
  - Environmental abatement
  - 10% administrative fee

### Rental Assistance

- May be used for the following:
  - Project-based rental assistance for qualified residents in newly-constructed or rehabilitated affordable housing
  - Residents of existing rural developments funded by USDA/Rural Development, HUD or MHDC

# Geographic Allocation (2010)

- Recommendations for allocation areas are solely based on 2008:
  - Estimated population
  - Point In Time Count
  - Poverty population
  - Food stamp applications approved
  - Unemployment rates

# Geographic Allocation (2010)

- St. Louis Metropolitan Area (36%)
- Kansas City Metropolitan Area (18%)
- South Region (21%)
- Central Region (17%)
- North Region (8%)

# **Application Process**

- Applications are due September 11.
- Applicants are scored using the following criteria: prior history, proposal and project information, demographics and outcomes.
- Depending on score, agencies are funded at 100%, 80%, 65%, 50% or 0%.

# 2010 Funding Cycle Timeline

- NOFA posted: June 1, 2009
- Proposal deadline: September 11, 2009
- Commission meeting: December 18, 2009
- Awards notification: January 2010
- Contracts awarded: April 2010
- Deadline to disburse funds: April 30, 2011

# Missouri Balance of State Continuum of Care (BoS CoC)



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### **General Information**

- Governor's Committee to End Homelessness (GCEH) was established in 1987 by Governor John Ashcroft as Missouri Interagency Task Force on Homelessness.
- Membership on the GCEH includes the governor's office, key state departments - Social Services, Mental Health, Health & Senior Services, Education, Economic Development, Head Start, Missouri Association for Social Welfare, USDA RD, U.S. Dept. of Veteran's Affairs, MHDC, HUD and representatives from local Continuum of Care jurisdictions and nonprofit agencies.

# Facts/History

- 1987 Stewart B. McKinney Homeless Assistance Act passed
- 1993 McKinney Vento -Continuum of Care process established
- 1998 MO BoS CoC process started and overseen by GCEH
- 2006 MHDC became the lead agency for BoS CoC

### **GCEH Role**

- Govern the Missouri BoS CoC
- Raise awareness about homelessness issues in Missouri
- Facilitate the Point in Time Count
- Develop and implement the Plan to End Homelessness
- Host Regional Housing Team Meetings in all BoS regions

# Overview of Continuum Funding

- HUD McKinney-Vento Funds are the funding stream.
- Supportive Housing Program (SHP) grants are awarded through a national competition held annually.
- The Supportive Housing Program (SHP) helps develop housing and related supportive services for people moving from homelessness to independent living.

# Eligible Applicants

 Eligible applicants include states, local governments, other government agencies (such as public housing agencies), private non-profit organizations, and community mental health associations that are public non-profit organizations.

# **Program Components**

### Transitional Housing

 Homeless persons may live in transitional housing for up to 24 months and receive supportive services such as childcare, job training and home furnishings that help them live more independently.

### Permanent Housing for Persons with Disabilities

 This component provides long-term housing with supportive services for homeless persons with disabilities.
 This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting.

# Program Components (Continued)

### Supportive Services Only

 Supportive Services Only (SSO) projects address the service needs of homeless persons.

#### Safe Havens

A Safe Haven is a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the street and have been unable or unwilling to participate in housing or supportive services.

# Eligible Activities

- Acquisition and Rehabilitation
- New Construction
- Leasing
- Supportive Services
- Operating Costs
- Project Administration Costs

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